

Relation of Master Plan to Other Plans

Contiguous Municipalities

In compliance with the New Jersey Municipal Land Use Law, the Master Plan must contain a statement relative to consistency with neighboring communities' plans and documents. The following is presented to meet this requirement;

Wall Township

Wall Township shares land boundaries with the following municipalities: Colts Neck Township, Tinton Falls Borough, Neptune Township, Belmar Borough, Howell Township, south Belmar Borough, Spring Lake Heights Borough, Sea Girt Borough, Manasquan Borough, Brielle Borough, and Brick Township. All of the above municipalities are in Monmouth County except Brick Township, which is located in Ocean County.

The proposed Land Use Plan is consistent with Brick Township's planning since most of the abutting lands are part of the Manasquan Wildlife Management Area and the balance is designated for low and moderate density single family residences similar to Wall Township.

Lakewood

Brick Township directly abuts Lakewood Township to the east. Beyond or due east of the Garden State Parkway, Lakewood Township is zoned for primarily low density residential development, however, there is an undeveloped OP, Office Professional, zone and a commercially developed B-5 zone (Home Depot) in this area. In addition, the Township has proposed to rezone a large portion of property in this area to open space, permitting active and passive recreation.

The residential zones in Brick Township permit higher densities than the R-40 and R-20 zones in Lakewood, although these zones have seen senior single family housing developments that are consistent with the zoning in Brick Township. The commercial zone along Route 70 in Brick is developed consistent with the commercial zoning in Lakewood.

Howell Township

The zoning and land use in Brick Township is consistent with the Howell Township Master Plan. The land bordering Howell in Brick is zoned R-R-1 Rural Residential, R-7.5 single family residential and R-M, Multi Family Residential. The R-R-1 zone permits single family detached residences on minimum 20,000 square foot lots. The R-M zone permits multi family residences at a maximum density of 6 units per acre. The adjacent property in Howell is designated Medium Density 3, which is consistent with the zoning in Brick.

Point Pleasant Borough

Brick Township adopted a Master Plan in 1997 consisting of a Land Use Plan Element, housing Element, Goals and Objectives and the Relation to Other Plans.

A review of the most current Brick Township zoning map indicates that the types of zone districts and the minimum lot areas in the residential zone districts are compatible with the Borough of Point Pleasant. For example, the contiguous residential zones, north of Route 88, establish minimum 7,500 square feet and 10,000 square feet lot areas whereas the contiguous Point Pleasant zone, R-1A requires a minimum of 9,000 square feet. In addition Brick has a commercial area along Route 88 and along the Manasquan River, as does the Borough.

Much of the land in Brick is separated from the Borough by Beaver Dam Creek and Barnegat Bay. The areas where land use regulations are important from a compatible perspective lie along both sides of Route 88 and extent to the north to the Manasquan River.

On Route 88, the zoning calls for general commercial, that is compatible with the Borough. Extending to the north and the Bridge Avenue area, the borough has C-1 Retail zoning adjoining R-10 and office professional zones on the south side of the Bridge Avenue in Brick. The R-10 would appear to be incompatible, except that the land lying in the borough is scheduled for a Green Acres park. The office professional designation in Brick is not incompatible with the C-1 zone in the borough.

To the north of Bridge Avenue, Brick has highway commercial zoning with limited contact with the borough since it has provided 7,500 square foot residential zoning along most of the border area, compatible in all respects with the R-2 district. The commercial use along the waterfront is zoned compatibly in both the borough and the township.

Brielle

The zoning in Brielle has no real effect on zoning decisions in the borough since the broad expanse of the Manasquan and the lack of road contact between the two communities provides a sufficient separation from a planning perspective.

Toms River

The zoning in the Township of Toms River is consistent with the zoning in the Township of Brick in density and use considerations. The Zoning in Toms River Township along Hooper Avenue at the intersection of Yorktown Boulevard is general business that is consistent with the B-3 Zoning along Brick Boulevard.

Ocean County Master Plan

The County last adopted a Comprehensive Master Plan in December of 1988. Included in said Master Plan is a General Development Plan which forecasts future land use in all Ocean County municipalities. Land Use patterns in Lakewood Township have evolved somewhat differently than what the County plan had envisioned. For example, the southwestern quadrant of the Township's is shown as being "Industrial or Utilities" and is the recently built Fairways at Lake Ridge adult community projects. Further, the County Plan identifies significant land areas developing as "Rural Residential" at a density of one (1) unit to the acre. In actuality, many of the residential communities in Lakewood are developed at a higher density than (1) one unit to the acre. Essentially, the General Development Plan found in the County Master Plan is dated and inconsistent with the pattern of development that has evolved to date in Lakewood Township. The remainder of the Plan does, however, accurately reflect areas identified for preservation in accordance with the recommendations of the Greenways Commission and areas of development within Dover Township (Toms River) and Point Pleasant Borough.

New Jersey State Development and Redevelopment Plan

The Township of Brick has completed the Plan Endorsement process by which the Townships planning documents are reviewed, revised and adopted to be consistent with the main goals and policies of the NJ State Plan. The Township completed this process on February 28, 2007 and is awaiting endorsement from the Office of Smart Growth and the State Planning Commission that is scheduled to occur on June 20, 2007.

The Township of Brick's Plan Endorsement marks a significant time in the history of the Township relative to development and redevelopment of the Township's commercial areas. The endorsement of the Township's plans by the State Planning Commission validates the Townships visions and goals for the future development of the Township as well as the designation of the Brick Town Center as a CAFRA Coastal Town Center.